



STAGS

Incorporating



BEACON LEE & WARD
RESIDENTIAL LETTINGS

5 Mitchell Street, Wellington, TA21 8LF

A superbly presented, character, end of terrace three bedroom house within walking distance of the town centre.

Town Centre 0.5 Miles - M5 Junction 26 3 Miles - Taunton 7 Miles - Exeter 29 Miles

• Unfurnished • Character Features • Off Road Parking for One Small Car • Good Sized Garden with Shed and Garden Room • 1 small pet considered • 6/12 Months Plus • Deposit £1442 • Council Tax Band B • Available Early November • Tenant Fees Apply

£1,250 Per Calendar Month

01823 662234 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE

From front, UPVC door opening into ENTRANCE HALL with wood and glazed door into

INNER HALLWAY

With original tiled floor, radiator. Door into

SITTING ROOM

With fitted carpet, a large bay window with double glazing to the front, open fireplace, shelving and radiator.

DINING ROOM

With solid wood flooring, window to the rear, radiator, built in cupboard, shelving and draws plus understairs cupboard. Door into

KITCHEN

With terracotta tiled floor, spotlighting, window to side looking into garden room, a range of wooden wall and base units, work surface with tiled splashback and inset white ceramic 1 1/2 bowl sink, electric oven and hob, space for dishwasher and space for fridge freezer. Door in to

UTILITY ROOM

With space for a washing machine and door opening out into the garden.

CLOAKROOM

With fitted tiled flooring, WC and wash basin.

FIRST FLOOR STAIRS AND LANDING

With airing cupboard, door into

BATHROOM

With tiled floor, white suite comprising white WC, wash hand basin, bath with thermostatic shower over, heated towel rail, double glazed window to front.

BEDROOM ONE

Double room with newly fitted carpet, double glazed window to front, radiator, feature fireplace and built in shelving.

BEDROOM TWO

Double with newly fitted carpet, double glazed window to the rear, radiator, feature fireplace and a built in cupboard.

BEDROOM THREE

Single with fitted carpet, double glazed window to the rear, radiator and feature fireplace.

OUTSIDE

Immediately in front of the property is an off road parking space suitable for one small car. In addition there is also on street parking available.

To the rear of the property is a good sized garden with a patio area, lawn, a variety of flower beds, established tree and shrubs as well as a log store and shed available for tenants use. The GARDEN ROOM provide a covered outdoor seating/studio space. There are two pedestrian gates either side of the patio.

AGENTS NOTE

Prospective tenants are to be aware that number 7 Mitchell Street has a right of way across the garden of 5 Mitchell Street through the pedestrian gates to access the side path.

SERVICES

Mains Electric, Gas and Water.

Gas Central Heating.

Council Tax Band B



Ofcom Predicted Mobile Service: O2, EE and Three Likely.
Ofcom Predicted Broadband Download: Standard 15 Mbps (Superfast and Ultrafast Available)
Ofcom Predicted Broadband Upload: Standard 1 Mbps (Superfast and Ultrafast Available)

SITUATION

Mitchell Street is situated half a mile away from Wellington town centre, just off Station Road. Wellington offers a wide selection of shopping, recreational and scholastic facilities. The M5 motorway is situated on the eastern outskirts of the town, just a short drive away, with the County Town of Taunton within 7 miles. Both Taunton & City of Exeter provide an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

From our Wellington office, turn right on to North Street and follow the road for half a mile before turning right on to Mitchell Street. The property can be found a short distance up on the right hand side.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6/12 months plus, unfurnished and is available early November. RENT: £1250 pcm exclusive of all charges. 1 small pet considered. DEPOSIT: £1442 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



7 High Street, Wellington, TA21 8QT
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	58	76
EU Directive 2002/91/EC		